



PLANNING BOARD DOVER, MASSACHUSETTS

PRELIMINARY SITE PLAN REVIEW APPROVAL DECISION

Applicant: Weston and Sampson

Site Address: 2 Dedham Street

Map/Lot: 11/36, 31G

I. BACKGROUND

Pursuant to Dover Zoning Bylaw Section 185-36, a preliminary site plan for this project was reviewed at a regularly scheduled Planning Board meeting held on April 30, 2024.

The project proposes to replace the existing salt shed and the existing subsurface stormwater system located in the rear part of the property. A minor portion of the proposed work, as indicated on the attached site plans, is located on a small adjacent parcel identified as Map 11 Lot 31G (0.1± ac.). The site currently operates as a Municipal use; Municipal uses are allowed by-right in the underlying Open Space (O) Zoning District in which the site is located.

The project proposes work adjacent to an isolated wetland, and therefore requires a Notice of Intent (NOI) from the Dover Conservation Commission. The Applicant intends to undergo the NOI application process concurrently with this Planning Board application process. Pursuant to Section 185-40.C.(1) of the Dover Zoning Bylaws, no application for a building permit shall be made for any structure in the Open Space District until site plans have been submitted to the Board of Selectmen for review, comments and recommendations. Therefore, approval from the Board of Selectmen will also be required, and is expected to be pursued following a Planning Board approval in accordance with Section 185- 36.B.(4) if the Zoning Ordinance.

The project proposes to replace the town's aging salt shed that exists in the rear of the site with a new fabric salt shed structure at the same location. The height of the salt shed is proposed to be 34.5' (below the 35-foot maximum building height required in the Open Space Zoning District). The project also proposes to replace the existing subsurface stormwater chamber system, located behind the garage building, with a new subsurface system. The project also proposes to replace some of the drainage pipes on-site, as indicated on the attached site plans. Additional site improvements include replacing the existing subsurface holding tank located east

of the garage building and replacing a portion of the existing stockade fencing located along the westerly perimeter of the property.

The property will look the same from the road as this is replacing the existing salt shed.

II. APPLICATION AND OTHER MATERIALS SUBMITTED TO THE BOARD

The Planning Board considered the application that included the following materials:

- (1) Application for Preliminary Site Plan Review received April 16, 2024.
- (2) Site plan by Weston and Sampson, stamped and signed by James Pearson, PE, and dated April 2024.
- (3) Elevations plan by Weston and Sampson, stamped and signed by Brian McCusker, Registered Architect, dated April 10, 2024.
- (4) Email dated April 29, 2024 from Town Engineer Mike Angieri regarding stormwater and drainage.

III. FINDINGS

The Planning Board reviewed the application for compliance with the Site Plan Review Criteria of Section 185-36 E and made the following findings:

- a) Compliance with the requirements for lot size, frontage, lot coverage of buildings, height, parking and loading spaces, yards, and all other provisions of this Chapter;
The application is for a pre-existing non-conforming structure that the applicant is requesting to replace in the existing footprint. As there are no proposed alterations to the footprint, this reconstruction does not increase the nonconformity or negate the pre-existing nature.
- b) The location of driveway openings in relation to street traffic, and the convenience and safety of pedestrian, bicycle, and vehicular traffic to, from, and on the site;
The existing driveway/access will not be disturbed by the proposed work. The drainage shall be updated, but will not impact the driveway openings or traffic on the site long-term.
- c) The adequacy of arrangement and number of parking and loading spaces in relation to the proposed use of the premises;
The proposed parking is adequate to serve the accessory building;
- d) The arrangement and appearance of proposed new buildings, structures, colors and materials, or changes to the aspects of a site;
The proposed material is in-kind with materials on the existing site.
- e) Provisions to protect surrounding premises against detrimental impacts;
The applicant is applying for a Notice of Intent with the Conservation Commission to mitigate impacts on surrounding isolated wetland.

- f) The relationship of structures, design aspects, and open spaces to the natural landscape, existing buildings, historic and architectural heritage, and other community assets;
The structure is designed consistent with the character of the neighboring structures and has little impact on open spaces and natural landscape as the structure is being replaced in-kind.
- g) Potential impacts on natural resources, including groundwater and open space;
The proposed structure will have minimal impacts on the groundwater or open space on the site since the site is already developed. The existing drainage on the site is being updated, which will be beneficial for the site long-term.
- h) Potential impacts on Town resources, including protective agencies, streets, and public spaces;
This proposed structure will have a positive impact on Town resources as this is where the Town houses salt used during winter months to aid with ice and snow melt.
- i) Harmony in architectural treatment and avoidance of incongruous or inappropriate character or architectural appearance and arrangement of buildings;
The proposed structure appears to be consistent in quality and appearance to the existing site.
- j) Compliance with all other requirements of this Chapter.
The application complies with the requirements of the Zoning Bylaws.

IV. DECISION AND CONDITIONS

After considering the application and other materials submitted at its meeting of April 30 2024, the Board approved the plans entitled Site plan by Weston and Sampson, stamped and signed by James Pearson, PE, and dated April 2024 and plans entitled Elevations plan by Weston and Sampson, stamped and signed by Brian McCusker, Registered Architect, dated April 10, 2024 with the following conditions:

- (1) Prior to the issuance of a building permit, minor modifications to the Site Plan may be approved administratively by the Planning Board Chair
- (2) Any future modifications to the site shall be reviewed and approved by the Planning Board.
- (3) The lighting on the site must not spill over onto any adjoining property.
- (4) The site is subject to approval by the Conservation Commission.
- (5) The site is subject to approval by the Board of Selectmen.

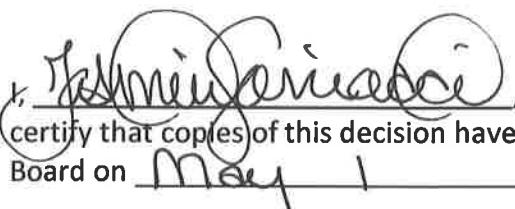
The vote was unanimous as follows:

Carol Lisbon
George Sidgwick

Bill Motley
Scott Freedman
Jody Shue

PLANNING BOARD OF DOVER (acting under the Dover Zoning Bylaw, Section 185-46.1)

 5/1/24
Carol Lisbon Date
Planning Board Chair

 Jasmin Farinacci, Town Planner for the Town of Dover
certify that copies of this decision have been filed with the Dover Town Clerk and the Planning
Board on May 1, 2024.